



HUNTERS[®]

HERE TO GET *you* THERE

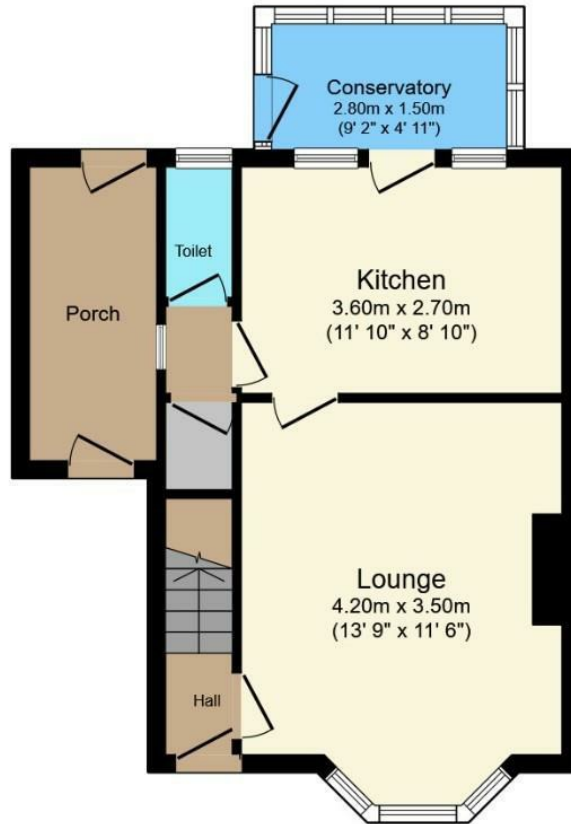
191 Rural Lane, Sheffield, S6 4BL

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Asking Price £250,000

Hunters Hillsborough present a delightful three bedroom semi detached home with an envious garden and a garage located in the sought after district of Wadsley overlooking rural countryside and backing onto Wadsley Common. Offered for sale with no onward chain, this property is ideal for the growing family with Wisewood Primary and Forge Valley Secondary in the catchment. Entry to the property via steps to the front door. Inner lobby with stairs rising to the first floor and access to downstairs rooms. Door through to a bright and spacious lounge with neutral decor and a large bay window. Focal point feature fire surround with an electric fire. Through to the breakfast kitchen with a range of fitted wall and base units with an integrated electric oven and gas hob. Handy storage cupboard and space for a table. A door leads into a downstairs W/C and a large pantry. From the kitchen you enter the utility/sunroom with space for a washing machine, tumble dryer and fridge freezer and access out to the stunning rear garden. Upstairs, the master bedroom offers fitted wardrobes, a walk in cupboard space and a large bay window with pleasant views. Double bedroom and a single to the rear with outstanding views over Wadsley Common. There's a spacious family bathroom with a bath, W/C, sink basin and shower cubicle. Outside to the front is a single garage with an electric door providing off road parking and a further guaranteed parking space on the road in front of the garage. Concrete balcony over the garage ideal for planters and a bench to enjoy the sunshine. Side porch used for storing garden tools and housing the boiler giving private access to the rear of the house and to the front. Stunning low maintenance garden with artificial grass, mature shrubs, bushes and pebbled areas. Potting shed included in the sale.

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Ground Floor



First Floor

Total floor area 84.1 sq.m. (906 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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General Remarks

TENURE

This property is Leasehold 800 years from 29/09/1933.

Ground rent is £4 PA.

RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band B

VACANT POSSESSION


Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









